

WARRANTY DEED  
(Maine Statutory Short Form)

016053

TRANSFER  
TAX  
PAID

KNOW ALL PERSONS BY THESE PRESENTS, that PORTLAND GROG SHOP, a Maine corporation with a principal place of business at 11 Moulton Street, Portland, Maine, for consideration paid, GRANTS TO JEFFREY A. STONE of Waterville, Maine, whose mailing address is 61 Mathews STREET, Waterville, ME 04901, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described as follows:

PLEASE SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises described in a warranty deed from Edward L. Atkins to Portland Grog Shop dated May 27, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1816, Page 211.

IN WITNESS WHEREOF, the said Portland Grog Shop has caused this instrument to be signed and sealed by Charles T. McGee, its President duly authorized, this 2nd day of July, 1997.

Witness

Portland Grog Shop

By: Charles T. McGee  
Its: President

State of Maine  
CUMBERLAND COUNTY, ss.

7/2, 1997

Then personally appeared the above-named, Charles T. McGee, President of Portland Grog Shop, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Portland Grog Shop.

Before me,

David W. Curran  
Notary Public/Attorney-at-Law

Print Name:

Commission Expires:

4867W

DAVID W. CURRAN  
Notary Public, Maine  
My Commission Expires October 10, 2001

SEAL

44-181

## SCHEDULE A

Portland Grog Shop to Montrose P. McArdle, IV

Certain lots or parcels of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Northerly by the southerly line of Silver Street; westerly by land of heirs of Sophia Lashus and heirs and assigns forever, the Kimball land; southerly by land now or formerly of James Parent; easterly by the west line of Main Street. Being the same premises conveyed to Osias J. Giguere, by deed of Napoleon Poulin and A. P. Marcou, dated June 12, 1913 and recorded in the Kennebec County Registry of Deeds, Book 534, Page 143, to which deed reference may be had for a more particular description, with the same exceptions and privileges as therein described.

Also, another lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

Easterly by Main Street, northerly by land of O. J. Giguere, westerly by the easterly line of land of the late Sophia Lashus extended southerly in the same direction to the north line of the gangway at the north end of the Ticonic Row and said line extended in the same direction. Also all the right to use of the south wall and foundation of Milliken Block as conveyed to Joseph E. Parent by Hadassah J. Bangs by deed of November 19, 1909, recorded in Kennebec Registry of Deeds in Book 492, Page 457. Being the same real estate conveyed to Silvio Paganucci by deed of the Ticonic National Bank dated June 7, 1920, recorded in the Kennebec County Registry of Deeds in Book 587, Page 22 and by deed of William King dated October 13, 1920, as to his half interest, recorded in Kennebec Registry of Deeds in Book 589, Page 472.

Meaning and intending to convey those parcels of real estate conveyed to Ralph W. Atkins, by deed of Waterville Savings Bank which deed is recorded in the Kennebec County Registry of Deeds, Book 848, Page 472. See also Warranty Deed from Cecelia Atkins to Edward L. Atkins dated May 22, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1729, Page 201.

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RECEIVED KENNEBEC SS.

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ATTEST: *Norma Reed Manna*  
REGISTER OF DEEDS